

SITE OF THE FORMER KITTIWAKE PUBLIC HOUSE, HAYLING ISLAND HAMPSHIRE PO11 9RP

APPLICATION TO REDEVELOP THE SITE WITH 4 NEW FAMILY HOUSES WITH CAR PARKING AND LANDSCAPING

DESIGN, PLANNING AND ACCESS STATEMENT

5th APRIL 2010
Amendment A - 20 August 2010

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HAVANT BOROUGH COUNCIL
08 SEP 2010
RECEIVED

1.0 BACKGROUND

1.01 ***Planning Approval*** for the **'Part Demolition of the existing building, including the pub extension and 48 Creek Road, extensions and alterations to create new public house and 4 additional flats, landscaping and parking'** was granted on 2nd June 2006. Havant Borough Council Application Number 06/59346/004 refers.

1.02 Additionally, the adjoining site (the former pub car park) was granted approval for a mixed residential development of 7 dwellings on the same date. Havant Borough Council Application Number 06/59346/005 refers. This application has now been implemented and the 7 dwellings constructed.

1.03 Our client has attempted without success to offer the public house for sale on the commercial property market. The appraisal of the existing public house market on Hayling Island and the evidence shown in Hampshire Tourism Trends Survey from 1999 to 2005 suggests that there is a low demand for this accommodation. The building has been derelict and unused since 2004 and was part demolished in 2007. The evidence submitted herewith contains marketing details and evidence to support this fact.

2.0 DETAIL AND EXPLANATION

2.1 The applicant has a valid planning consent for the modification, extension and refurbishment of the existing building. If completed, this would create a 3 storey building with a public house at ground floor level and with 5 flats above plus associated car parking and landscaping.

2.2 A full structural survey of the existing building has been carried out. This has shown that the existing structure is in poor order. The most appropriate solution will be to demolish the existing structure and to construct new dwellings. This will provide an opportunity to use the site in a more rational and effective way and to complete the development of residential use on the site.

3.0 PLANNING FRAMEWORK AND COMMERCIAL REALITIES

3.1 Review of existing policies of Hampshire County Council (HCC) and Havant Borough Council (HBC).

The Havant Borough District Wide Local Plan (HBDWLP) identifies the site as being within the Creek Road Local Centre. This policy seeks to provide diversity within the local area and to retain, wherever practical, commercial and community uses.

During the past 10 years the commercial centre has declined despite significant efforts by owners and tenants to enhance publicity for their businesses or create new niche markets in order to be commercially viable.

The stark reality is that this location is near the end of the local distributor road at the end of the island. There is no passing traffic. The area has value to local residents, but this value is limited and relies on customer loyalty. There is inadequate choice. The shopping area at Mengham is a better location as there is a supermarket and a better balance of commercial uses.

It should be noted that at Mengham a public house (The Rose in June) has been boarded up for nearly 4 years. Perhaps this is another victim of the decline in popularity of the neighbourhood 'local'. An application for residential use for this site has been approved.

Recent ventures to fail due to insufficient include the following:

1. Launderette.
2. Fast Food store.
3. Sweet shop.
4. Amusement arcade
5. The Kittiwake Public House

Recent planning decisions such as 24-26 Creek Road have allowed the conversion of commercial uses such as amusement arcades and snack bars for residential use. This has been due to changing trends in society and the lack of viability of the commercial uses.

These changes include the decline of this part of Hayling Island as a holiday destination. Public Houses have suffered lack of demand due to alcoholic drinks being more freely available at retail outlets for consumption at home.



1. Regular bus service from Eastoke to Havant and local shopping areas

4.0 DESCRIPTION OF SITE AND NATURE OF ADJACENT USES.

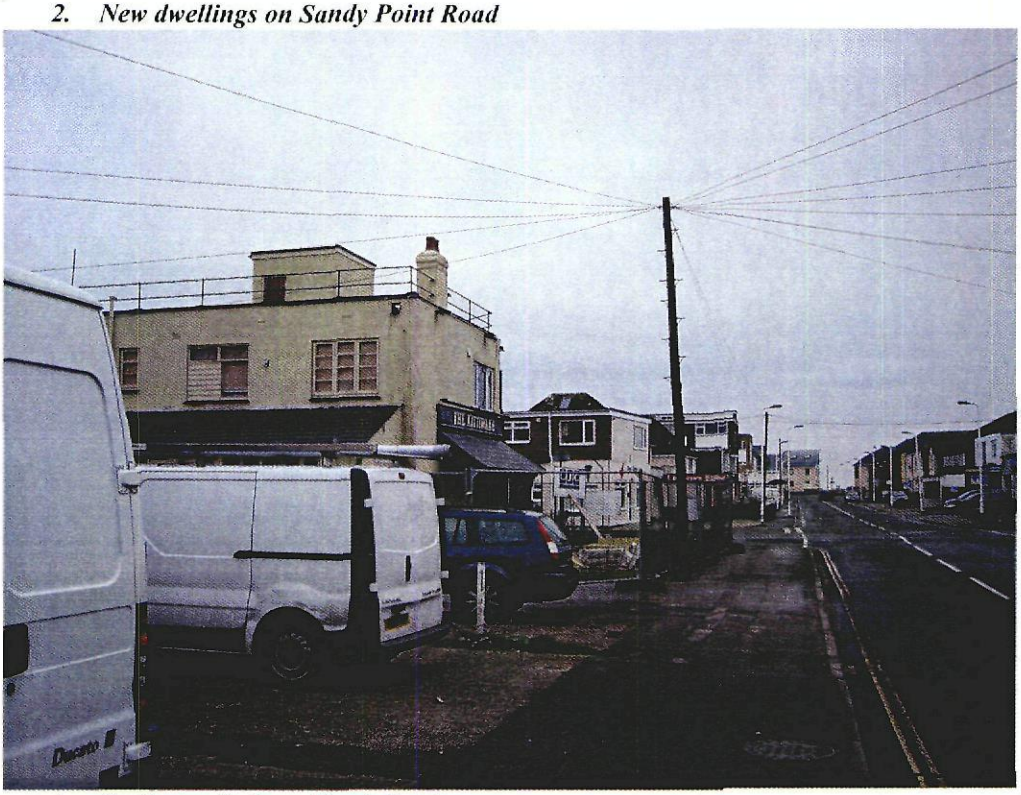
The site is located 500 metres from the seafront in the midst of a mixed area containing residential and shop properties.

Properties sizes are a mixture of 1, 2 and 2.5 storeys.

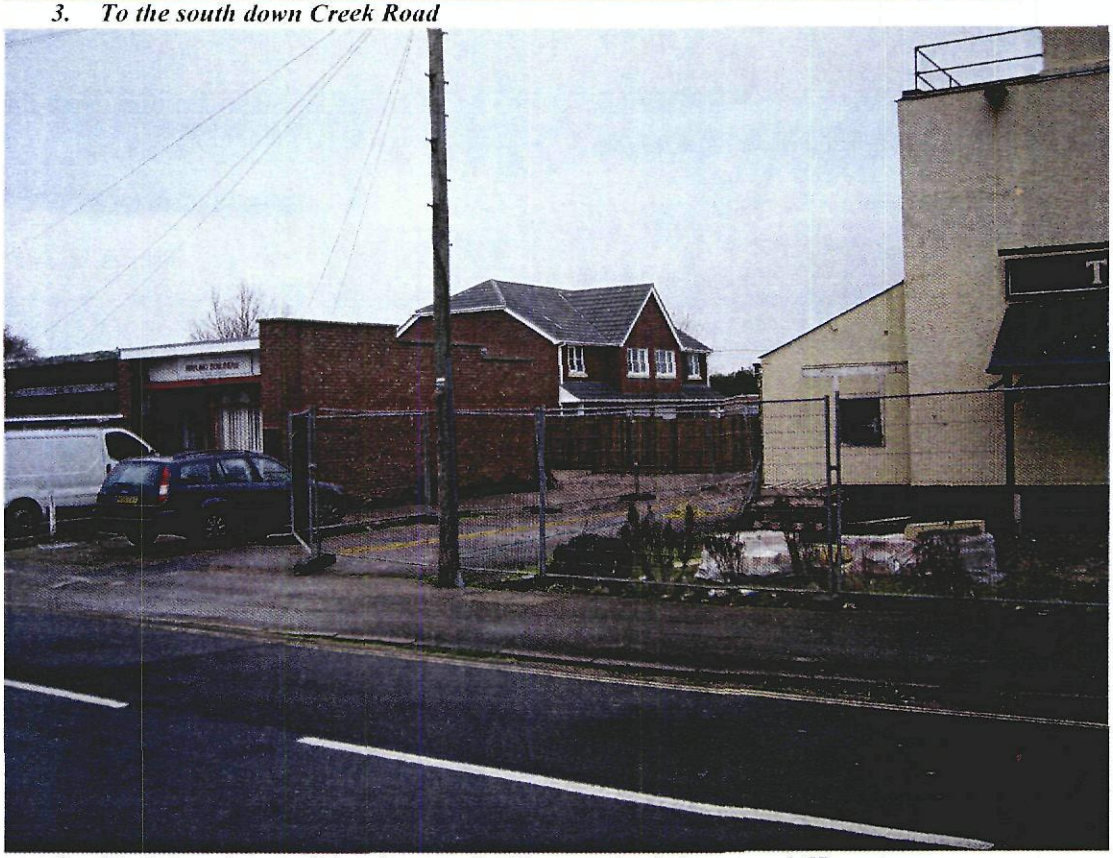
The following show the residential properties adjoining the site.



2. New dwellings on Sandy Point Road



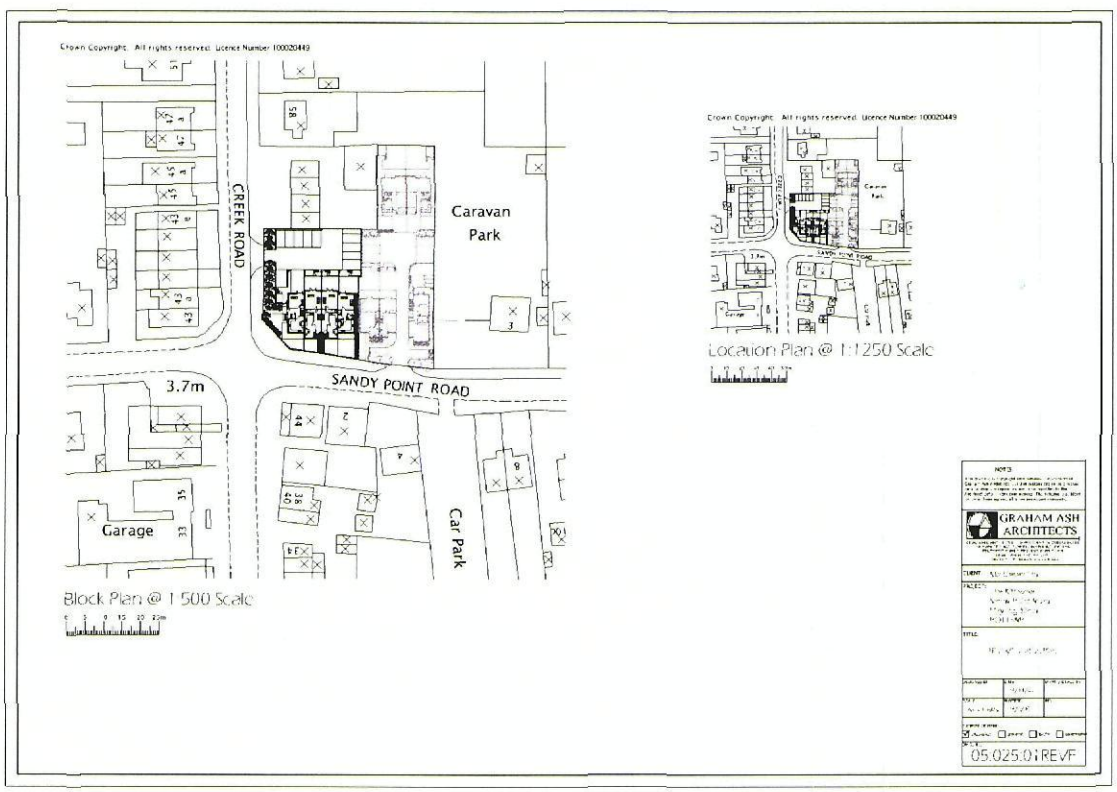
3. To the south down Creek Road



4. To the north-east of the site, new dwellings and existing stores/offices



5. View to the north up Creek Road



6. Location Plan of the site (Not to scale)

5.0 ATTEMPTS MADE TO MARKET BUILDING FOR SALE AS A PUBLIC HOUSE

The applicant has carried out a detailed study of the public house market on Hayling Island.
This has proved conclusively that public house accommodation in the form approved on this site was likely to fail due to lack of demand.
Additionally, the applicant has carried out a desk top study into the existing community facilities on Hayling Island. This is included with the application.

6.0 DETAILS OF MARKETING OF THE SITE BETWEEN 4TH APRIL 2005 AND 31ST OCTOBER 2007.
LETTERS FROM, YOUNG AND BUTT / LAMBERT SMITH HAMPTON.

Following the study defined in 5.0, the site was marketed for sale with the above agents. The site is still on the books of Lambert, Smith Hampton, the successor to Young and Butt.

The site was marketed vigorously between the dates of 20th June 2006 up to the appointment of a new agent (Young + Butt Ltd. (Y+B)).

The marketing by Y+B included placing 2 'for sale' sign boards at the site. Additionally, there was initial advertising in the commercial property section of the 'Portsmouth News' on a monthly basis. Details were displayed on the company's website.

The costs of advertising in the Local newspapers incurred the applicant a bill of £1,420.

Despite these efforts, no viable responses were forthcoming.

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Despite additional publicity within the Portsmouth News and on the internet there were no offers.

With the benefit and enhancement of the new planning consent, the new agents marketed the site for sale for the sum of £350,000.

Initially the marketing by Y+B included placing 1 No 4ft x 3ft 'for sale' V shaped sign boards at the site. There was further advertising in the commercial property section of the 'Portsmouth News'. This was carried out on 20th and 27th July 2007. A full press release was issued to the 'Portsmouth News'.

A mailing exercise was instigated and the details were issued to possible interested parties. Full details were displayed on the company's website.

Y+B have now been taken over or absorbed by national commercial estate agents Lambert Smith Hampton. They have continued to market the site.

We enclose a letter from their director dated 15th October 2007 detailing the steps taken to market the property.

These steps included regular inclusion within the Portsmouth News – properties for sale section and listing on the Estates Gazette Property Link website over the above period.

Despite all this activity since June 2006, there have been no offers for the site as it is.

7.00 CONCLUSION

We consider that the case has been made that this location is inappropriate and no longer suitable for a public house.

Consequently we request that Havant Borough Council grants permission for a new residential development on this site

8.00 NEW SCHEME

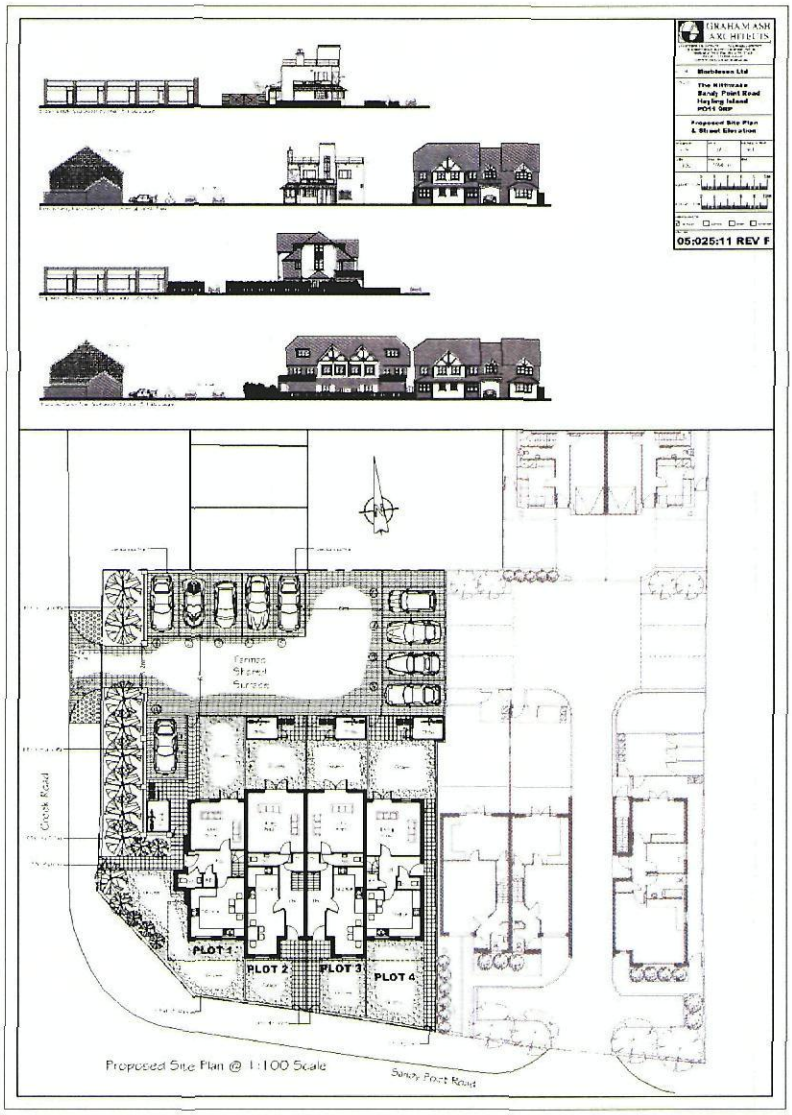
The site has an extant planning consent for a public house and 5 flats.

This proposal is to provide a development of 4 family dwellings with front and rear gardens.

Spaces for car parking and bicycle storage are provided at the rear of the site.

The dwellings are 2.5 storeys high and the ridge height is 150mm higher than the dwellings on the adjacent site.

Bricks and roof tiles will match the adjoining dwellings. Details to add to the character of the dwellings, such as bay windows and cedar cladding are provided to south and west elevations.



7. STREETSCAPE SHOWING EXISTING AND PROPOSED ELEVATIONS



8. PROPOSED PLANS AND ELEVATIONS OF PROPOSED HOUSES

9.00 ACCESS STATEMENT

9.01 Policy

The intention is to create an environment that is inclusive and non discriminatory for persons with disabilities.

9.02 Public Highways and footpaths.

Access to the site should be safe. The access to the site will be clear and well lit with low level lighting.

9.03 Access on the site.

The location of car spaces will be clearly defined and well lit. A path of contrasting colour/texture will lead from the car spaces to the front entrance door. The gradients throughout the site are gentle.

9.04 Access into the building

The front door will be easily opened with pull handles at appropriate heights. The width of the door will be 926mm. The access ramp to the front door will be less than 1:15.

9.05 Access within the building

The building has corridors of minimum width 1m. The stair access to first floor can be adapted for use by a stair lift. Access throughout the space is easy for all users.

GAA/05.025/4 April 2010
Amendment A – scheme redesigned 20th August 2010